



ORDINANCE NUMBER 2165

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT-INTERIM USE (TO EXPIRE ON FEBRUARY 1, 2000) TO ALLOW **MOTOR VEHICLE REPAIR AT 12900 STEMMONS FREEWAY**, WITHIN THE FREEWAY SUBDISTRICT OF THE PLANNED DEVELOPMENT NUMBER 70 (PD-70) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of Specific Use Permits-Interim Use, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit-Interim Use, to expire February 1, 2000, to allow motor vehicle repair on the 0.37 acre tract located at 12900 Stemmons Freeway and within the Freeway Subdistrict of the Planned Development Number 70 (PD-70) zoning district.

SECTION 2. That this Specific Use Permit-Interim Use shall be operated in compliance with the conditions hereby established and by the approved site plan attached as Exhibit "A".



RECEIVED
JAN 10 1964

(UNITED STATES DEPARTMENT OF THE INTERIOR)

IN REPLY TO LETTER OF JANUARY 1, 1964, FROM THE
DIRECTOR, BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF THE
INTERIOR, WASHINGTON, D.C., TO THE DIRECTOR, BUREAU OF
LAND MANAGEMENT, U.S. DEPARTMENT OF THE INTERIOR,
DENVER, COLORADO, RE: "PROPOSED ACQUISITION OF
LANDS IN THE SOUTHWESTERN UNITED STATES."
THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION:
THE BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF THE
INTERIOR, IS CURRENTLY CONSIDERING THE PROPOSED
ACQUISITION OF LANDS IN THE SOUTHWESTERN UNITED STATES
FOR THE PURPOSE OF ESTABLISHING A NATIONAL MONUMENT.
THE PROPOSED ACQUISITION OF LANDS IN THE SOUTHWESTERN
UNITED STATES IS BEING CONSIDERED AS A PART OF THE
BUREAU'S PROGRAM TO ACQUIRE LANDS FOR THE PURPOSE OF
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1. That all repair activities shall take place exclusively within the building.
2. Any vehicles kept on-site during hours in which the facility is not open to the public shall be stored indoors.
3. All vehicles located outside the building at any time, shall possess both a valid license plate tag and state inspection sticker.
4. The outdoor storage of vehicles is prohibited.
5. Applicant shall reflect on the face of the site plan, a reservation of 12 feet of right-of-way contiguous to Pike Street.
6. All landscaping be maintained in a healthy and vital state.

SECTION 3. That, in accordance with Ordinance 2111, amending the Comprehensive Zoning Ordinance and establishing the Old Farmers Branch Special District (Planned Development No. 70), the Planning and Zoning Commission has granted the following special exceptions:

1. Waive requirement of an automatic irrigation system.
2. Allow painted wood dumpster screening rather than brick screening.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas as herein amended by the granting of a Specific Use Permit-Interim Use for motor vehicle repair at 12900 Stemmons Freeway.

SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase, provision, or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this 23rd
City of January, 1995.

APPROVED:

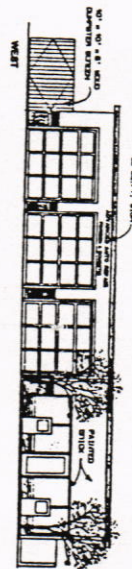
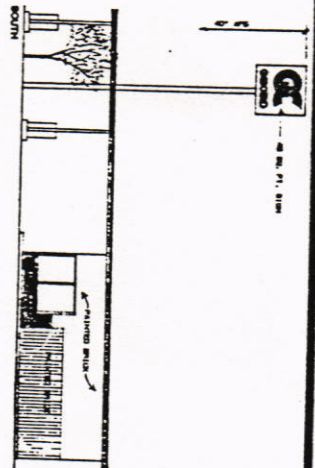
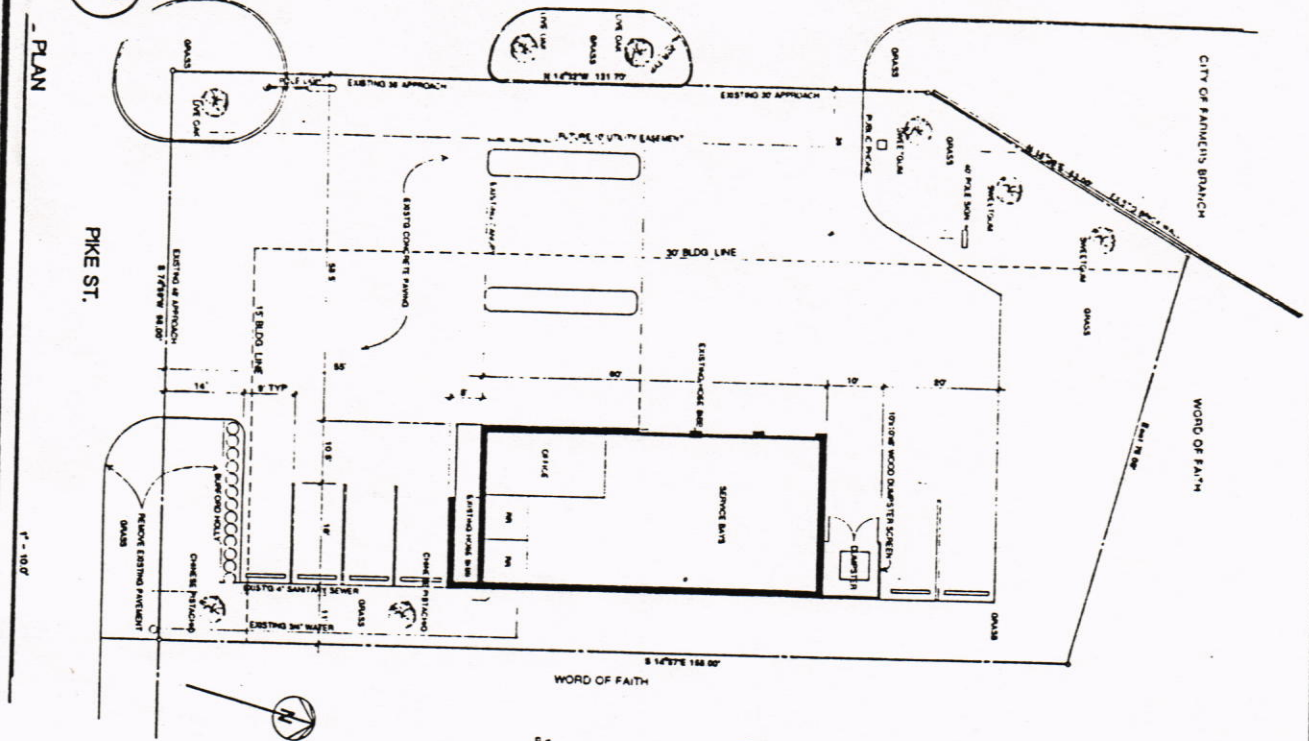
Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Secretary

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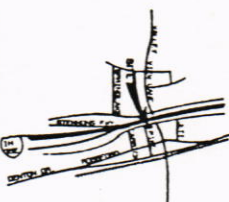
ELEVATIONS

PROPERTY OWNER:	ROY L. MARCOLE SR. 13444 HEARTSIDE DALLAS, TEXAS 75244 (214) 347-3346
CURRENT ZONING:	OLD FARMERS BRANCH SPECIAL DISTRICT PREFERRED RESIDENTIAL C1
REQUESTED ZONING:	INTERMEDIATE USE SUB-100 AUTO REPAIR (ONE YEAR)
TOTAL LOT AREA:	14,293 SQ. FT.
TOTAL BLDG. AREA:	1,719 SQ. FT.
FLOOR AREA RATIO:	0.11
LANDSCAPE AREA:	
REQUIRED:	84 SQ. FT. (6%)
PROVIDED:	4,972 SQ. FT. (34%)
PARKING REQUIRED:	8 SPACES (1400 SQ. FT.)
PROVIDED:	8 SPACES
LANDSCAPE PLANTS:	
3 EA. 3' LIVE OAKS	(MIN. 12' TALL)
3 EA. 3' SWEETGUM	" "
2 EA. 3' ORNAMENTAL PINKLADINO	" "
[ALL LANDSCAPE REQUIRED IS NEW]	
REQUESTED SPECIAL REQUIREMENTS:	
WANT REQUIRED AUTOMATIC SHADATION SYSTEM ALONG EXISTING SIGN. PHONE BOOTH CANOPY, ETC. ACRE HEDGING	

LEGAL DESCRIPTION

[illegible]

VICINITY PLAN



INTERIM USE SUP REQUEST
12900 STEINBOSS FREEWAY
FARMERS BRANCH, TEXAS